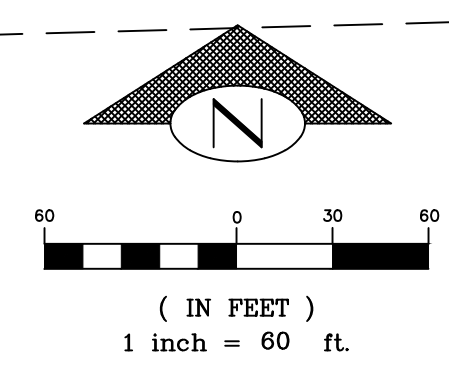


LEGEND

- ASPHALT LINE
- BUILDING LINE
- STORM INLET
- CURB INLET
- SLOPE ARROW
- FFE
- FINISHED FLOOR ELEVATION
- TEMPORARY BENCHMARK (TBM)
- SIGN
- LIGHT POLE
- GAS MARKER
- UTILITY POLE
- POINT OF BEGINNING/COMMENCEMENT
- TRAFFIC SIGNAL POLE
- MEASURED/RECORD
- SET REBAR/CAP "FIRM 0124"
- FIBER OPTIC MARKER
- POWER POLE
- POWER METER
- TELEPHONE HAND HOLE/BOX
- JUNCTION BOX
- ROW MONUMENT
- WATER VALVE
- BARB WIRE FENCE
- WOOD FENCE
- OVERHEAD CABLE
- UNDERGROUND CABLE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- STORM DRAIN
- SEWER LINE
- GAS LINE
- WATER LINE
- TEL LINE
- TREE LINE



811
Know what's below.
Call before you dig.

THIS SURVEY PREPARED FOR:
Kimley»Horn
250 E 96TH ST, SUITE 500
INDIANAPOLIS, IN 46240
Tel. No. (317) 218-9560

ALTA/TOPO SURVEY
ROUDEBUSH/DELULLO
NE 1/4 SEC 5, T18N, R4E
HAMILTON COUNTY, IN

No.	DATE	REVISION DESCRIPTION

HAMILTON DESIGNS			
A LIMITED LIABILITY COMPANY 11988 Fishers Crossing Drive, Suite 154 Fishers, Indiana 46038 P. (317) 570-8800 www.hamilton-designs.com			
Checked TDW	Drawn by JTL	Project No. 2020-0331	Sheet No. 1 OF 2

LAND DESCRIPTION (PER TITLE REPORT NO. 904684)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HAMILTON, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE WEST 130.02 FEET (GOVERNMENT RECORD FOR JOG) TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE SOUTH 89 DEGREES 38 MINUTES 18 SECONDS WEST (ASSUMED BEARING) 1048.48 FEET ON AND ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED RECORD 117, PAGE 562 AND SAID POINT OF BEGINNING ALSO BEING 1178.50 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH 00 DEGREES 16 MINUTES 12 SECONDS EAST 887.94 FEET ON AND ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN DEED RECORD 117, PAGE 562 TO THE NORTH RIGHT-OF-WAY LINE OF THE CENTRAL INDIANA RAILROAD; THENCE NORTH 89 DEGREES 25 MINUTES 24 SECONDS WEST 284.95 FEET ON AND ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED RECORD 340, PAGE 263; THENCE NORTH 00 DEGREES 16 MINUTES 12 SECONDS WEST 983.60 FEET TO THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN DEED RECORD 340, PAGE 263 AND THE NORTH LINE OF SAID NORTHEAST QUARTER, THENCE NORTH 89 DEGREES 38 MINUTES 18 SECONDS EAST 264.92 FEET TO THE POINT OF BEGINNING, CONTAINING 6.00 ACRES, MORE OR LESS.

LAND DESCRIPTION (PER TITLE REPORT NO. 904681)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HAMILTON, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, SAID CORNER BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, IN SAID WASHINGTON TOWNSHIP, THENCE SOUTH 89 DEGREES 34 MINUTES 03 SECONDS WEST (BEARING BASED UPON RECORD DESCRIPTION) ON THE NORTH LINE OF SAID NORTH LINE 1700.36 FEET TO THE NORTHWEST CORNER OF THE REAL ESTATE DESCRIBED IN INSTRUMENT 2006-74271 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY AND THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED, THENCE SOUTH 00 DEGREES 03 MINUTES 02 SECONDS WEST ON THE WEST LINE OF SAID REAL ESTATE 977.21 FEET TO THE NORTH LINE OF THE CENTRAL INDIANA RAILROAD RIGHT-OF-WAY; THENCE NORTH 89 DEGREES 25 MINUTES 47 SECONDS WEST ON NORTH RIGHT-OF-WAY LINE 18.61 FEET TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN INSTRUMENT 2010-56281 IN SAID OFFICE; THENCE NORTH 00 DEGREES 06 MINUTES 00 SECONDS WEST ON THE EAST LINE OF THE REAL ESTATE DESCRIBED IN SAID INSTRUMENT 2005-50530 AND ITS NORTHERLY EXTENSION A DISTANCE OF 985.12 FEET TO THE NORTHEAST CORNER OF REAL ESTATE DESCRIBED IN INSTRUMENT 2005-50530 AND RECORDED IN SAID RECORDER'S OFFICE, SAID POINT BEING ON THE NORTH LINE OF SAID NORTHEAST QUARTER, THENCE NORTH 89 DEGREES 34 MINUTES 03 SECONDS EAST ON THE NORTH LINE OF SAID NORTHEAST QUARTER 624.42 FEET TO THE POINT OF BEGINNING, CONTAINING 13.42 ACRES, MORE OR LESS.

LAND DESCRIPTION (PER TITLE REPORT NO. 904689)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HAMILTON, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, THENCE WEST 130.02 FEET (GOVERNMENT RECORD FOR JOG) TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE SOUTH 89 DEGREES 38 MINUTES 18 SECONDS WEST (ASSUMED BEARING) 1548.58 FEET ON AND ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 16 MINUTES 12 SECONDS EAST 979.75 FEET PARALLEL WITH THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED RECORD 117, PAGE 562, TO THE NORTH RIGHT-OF-WAY LINE OF THE CENTRAL INDIANA RAILROAD; THENCE NORTH 89 DEGREES 25 MINUTES 24 SECONDS WEST 156.06 FEET ON AND ALONG THE NORTH RIGHT-OF-WAY LINE OF THE CENTRAL INDIANA RAILROAD; THENCE NORTH 00 DEGREES 01 MINUTES 13 SECONDS WEST 977.21 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 38 MINUTES 18 SECONDS EAST 151.78 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, THENCE WEST 130.02 FEET (GOVERNMENT RECORD FOR JOG) TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE SOUTH 89 DEGREES 38 MINUTES 18 SECONDS WEST (ASSUMED BEARING) 1513.40 FEET ON AND ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 16 MINUTES 12 SECONDS EAST 983.80 FEET PARALLEL WITH THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED RECORD 117, PAGE 562, TO THE NORTH RIGHT-OF-WAY LINE OF THE CENTRAL INDIANA RAILROAD; THENCE NORTH 89 DEGREES 25 MINUTES 24 SECONDS WEST 235.20 FEET ON AND ALONG THE NORTH RIGHT-OF-WAY LINE OF THE CENTRAL INDIANA RAILROAD; THENCE NORTH 00 DEGREES 16 MINUTES 12 SECONDS WEST 979.75 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 38 MINUTES 18 SECONDS EAST 235.18 FEET TO THE POINT OF BEGINNING.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTIONS SHOWN, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 904689, 904681, & 904684 DATED SEPTEMBER 25, 2020, SEPTEMBER 25, 2020, AND SEPTEMBER 25, 2020. EASEMENTS CREATED OR RELINQUISHED AFTER THIS DATE ARE NOT SHOWN HEREON.

TITLE REPORT NO. 904684 SCHEDULE B EXCEPTIONS: (ITEMS CIRCLED ARE SHOWN HEREON)

15. RIGHTS OF THE PUBLIC, THE STATE OF INDIANA AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES, INCLUDING UTILITY RIGHT OF WAY, -SHOWN HEREON

18. 75 FOOT RIGHT OF ENTRY; SETBACK AND USE RESTRICTIONS; POSSIBLE ASSESSMENTS FOR MAINTENANCE AND/OR RECONSTRUCTION, AND ALL RIGHTS OF OTHERS ENTITLED TO THE CONTINUED UNINTERRUPTED FLOW OF WATER THROUGH THE VESTAL/KIRKENDALL DRAIN, A LEGAL DRAIN ESTABLISHED IN ACCORDANCE WITH I.C. 36-9-27-33.
- DOES NOT FALL IN SUBJECT PARCEL

ITEMS NO. 1-14, 16, 17, & 19-21 WERE FOUND TO CURRENTLY NOT BE SURVEY RELATED

TITLE REPORT NO. 904689 SCHEDULE B EXCEPTIONS: (ITEMS CIRCLED ARE SHOWN HEREON)

21. 75 FOOT RIGHT OF ENTRY; SETBACK AND USE RESTRICTIONS; POSSIBLE ASSESSMENTS FOR MAINTENANCE AND/OR RECONSTRUCTION, AND ALL RIGHTS OF OTHERS ENTITLED TO THE CONTINUED UNINTERRUPTED FLOW OF WATER THROUGH THE VESTAL/KIRKENDALL DRAIN, A LEGAL DRAIN ESTABLISHED IN ACCORDANCE WITH I.C. 36-9-27-33.
- SHOWN HEREON

ITEMS NO. 1-20, 22, & 23 WERE FOUND TO CURRENTLY NOT BE SURVEY RELATED

TITLE REPORT NO. 904681 SCHEDULE B EXCEPTIONS: (ITEMS CIRCLED ARE SHOWN HEREON)

14. EASEMENT IN FAVOR OF: INDIANA GAS TRANSMISSION CORPORATION; TYPE OF EASEMENT: GAS PIPE LINE, RECORDED: OCTOBER 25, 1935; IN BOOK 32 PAGE 219. SUBJECT TO THE TERMS AND CONDITIONS THEREOF.
-BLANKET IN NATURE

15. EASEMENT IN FAVOR OF: PANHANDLE EASTERN PIPE LINE COMPANY; TYPE OF EASEMENT: PIPE LINE, RECORDED: JANUARY 10, 1951; IN BOOK 40 PAGE 162 AND AMENDED IN BOOK 148 PAGE 549. SUBJECT TO THE TERMS AND CONDITIONS THEREOF.
- SHOWN HEREON

16. EASEMENT IN FAVOR OF: INDIANA MEMBERS CREDIT UNION; TYPE OF EASEMENT: SANITARY SEWER, RECORDED: AUGUST 8, 2005; INSTRUMENT NO.: 200500050531. SUBJECT TO THE TERMS AND CONDITIONS THEREOF.
- DOES NOT FALL ON SUBJECT PARCEL

17. EASEMENT IN FAVOR OF: INDIANA MEMBERS CREDIT UNION; TYPE OF EASEMENT: STORMWATER DRAINAGE, RECORDED: AUGUST 8, 2005; INSTRUMENT NO.: 200500050532. SUBJECT TO THE TERMS AND CONDITIONS THEREOF.
- DOES NOT FALL ON SUBJECT PARCEL

18. JOINT EASEMENT AGREEMENT BETWEEN CHARLES S ROUBEUSH AND INDIANA MEMBERS CREDIT UNION FOR ROADWAY, RECORDED: AUGUST 8, 2005; INSTRUMENT NO.: 200500050533 AND THE PROVISIONS CONTAINED THEREIN.
- SHOWN HEREON

20. JOINT ACCESS EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE FRIEDMAN PROPERTY AND THE ROUBEUSH PROPERTY, RECORDED DECEMBER 10, 2010 AS INSTRUMENT 2010066564 AND THE PROVISIONS CONTAINED THEREIN.
- SHOWN HEREON

22. AFFIDAVIT OF C. STEPHEN ROUBEUSH REGARDING THE ABANDONMENT OF THE EASEMENT OF CONRAIL IN THE SOUTHERN BOUNDARY OF THE REAL ESTATE DESCRIBED HEREIN AND THE USE THEREOF RECORDED DECEMBER 14, 2016 AS INSTRUMENT 2016066296 AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

24. RIGHTS OF THE PUBLIC, THE STATE OF INDIANA AND THE MUNICIPALITY IN AND TO THE PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES, INCLUDING UTILITY RIGHT OF WAY, -SHOWN HEREON

27. 75 FOOT RIGHT OF ENTRY; SETBACK AND USE RESTRICTIONS; POSSIBLE ASSESSMENTS FOR MAINTENANCE AND/OR RECONSTRUCTION, AND ALL RIGHTS OF OTHERS ENTITLED TO THE CONTINUED UNINTERRUPTED FLOW OF WATER THROUGH THE VESTAL/KIRKENDALL, A LEGAL DRAIN ESTABLISHED IN ACCORDANCE WITH I.C. 36-9-27-33.
- SHOWN HEREON

ITEMS NO. 1-13, 19, 21, 23, 25, 26, & 28 WERE FOUND TO CURRENTLY NOT BE SURVEY RELATED

TABLE "A" ITEMS:

- ITEM #1 MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
COMMENT: AS SHOWN HEREON
- ITEM #2 ADDRESSES(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.
COMMENT: 4005, 3955, 0, AND 3707 WESTFIELD RD, WESTFIELD, INDIANA.
- ITEM #3 FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
COMMENT: FLOOD ZONE CLASSIFICATION DEPICTED BY: FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 18109CD044E 10/21/10. ZONE X (AREAS OF MINIMAL FLOODING)
- ITEM #4 GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
COMMENT: ±28.00 ACRES
- ITEM #5 VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, AND ORIGINATING BENCHMARK IDENTIFIED.
COMMENT: NAVD 88 DATUM AS OBSERVED WITH GPS OCCUPATION USING THE INDOT INCORS VRS NETWORK.
- ITEM #6(A) IF SET NORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, LIST THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
COMMENT: NONE FOUND

ITEM #7(A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
COMMENT: AS SHOWN HEREON

ITEM #7(B) SQUARE FOOTAGE OF:

(1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
COMMENT: AS SHOWN HEREON

ITEM #7(C) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT; IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED.
COMMENT: AS SHOWN HEREON

ITEM #8 SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE).
COMMENT: NONE OBSERVED AT TIME OF SURVEY

ITEM #9 NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES, STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.
COMMENT: NONE OBSERVED AT TIME OF SURVEY

ITEM #13 NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL."
COMMENT: AS SHOWN HEREON

ITEM #14 AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET
COMMENT: 1214.27 FEET

ITEM #15 RECTIFIED ORTHOPHOTOGRAHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR THE SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. THE SURVEYOR SHALL (A) DISCUSS THE RAMIFICATIONS OF SUCH METHODOLOGIES (E.G., THE POTENTIAL PRECISION AND COMPLETENESS OF THE DATA GATHERED THEREBY) WITH THE INSURER, LENDER, AND CLIENT PRIOR TO THE PERFORMANCE OF THE SURVEY, AND (B) PLACE A NOTE ON THE FACE OF THE SURVEY EXPLAINING THE SOURCE, DATE, PRECISION, AND OTHER RELEVANT QUALIFICATIONS OF ANY SUCH DATA.
COMMENT: NONE USED

ITEM #16 EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
COMMENT: NONE OBSERVED AT TIME OF SURVEY

ITEM #17 PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
COMMENT: NONE OBSERVED AT TIME OF SURVEY

ITEM #18 IF THERE HAS BEEN A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT, THE SURVEYOR SHALL LOCATE ANY DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AND SHOW THEM ON THE FACE OF THE PLAT OR MAP. IF NO MARKERS WERE OBSERVED, THE SURVEYOR SHALL SO STATE.
COMMENT: AS SHOWN HEREON

ITEM #19 INCLUDE ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS) (CLIENT TO OBTAIN NECESSARY PERMISSIONS).
COMMENT: AS SHOWN HEREON

ITEM #20 PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ _____ TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM, CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADRESSED ON THE FACE OF THE PLAT OR MAP.

GENERAL NOTES:

SITE ADDRESS: 3707 WESTFIELD RD, WESTFIELD, INDIANA

AREA ±28 ACRES

PARKING SPACE COUNT: NONE

FLOOD ZONE:

THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE ANNUAL 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD INSURANCE MAP NO. 18057C0136G, DATED NOVEMBER 19, 2014.

FLOOD PLANT CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS, AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. NOTE: ALL FLOOD MAPPINGS IS SUBJECT TO MAP SCALE UNCERTAINTY.

UTILITY DISCLAIMER:

THE LOCATION OF BURIED UTILITIES ARE SHOWN PER RECORD MAPS OR DESIGNATIONS FURNISHED BY OTHERS. THERE MAY EXIST UNDERGROUND UTILITY LINES WHICH ARE NOT MADE PUBLIC RECORD. THE UNDERSIGNED ASSUMES NO LIABILITY FOR THE ACCURACY OR AVAILABILITY OF THOSE RECORDS.

FOR THE FINAL LOCATION OF EXISTING UTILITIES, CONTACT THE UTILITY OWNER AND AS ALWAYS, CALL 811 BEFORE CONSTRUCTION.

WARRANTY DISCLAIMER:

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEY PRACTICE. NO WARRANTY, EITHER EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OR COMPLETENESS OF INFORMATION PROVIDED HEREON.

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF THE WITHIN PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH TITLE 86S, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE.

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, CHARLES ROUBEUSH & DELULLO CHARITABLE TRUST; MI HOMES, L.P., AN INDIANA LIMITED PARTNERSHIP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDING ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 15, 16, 17, 18, 19 AND 20 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 30, 2020 AND OCTOBER 26, 2021.

DATE OF SURVEY: 10/27/2021

PROFORMA SUBJECT TO CHANGE

TERRY D. WRIGHT, PS

INDIANA REGISTRATION # 9700013

OVERALL DESCRIPTION: (PER SURVEY)

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA, BEING THAT TRACT OF LAND SHOWN ON THE PLAT OF SURVEY CERTIFIED BY TERRY D. WRIGHT, INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR LS # 970013 ON 12/30/20 BY HAMILTON DESIGNS, LLC PROJECT NUMBER 2020-0331 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN AS SHOWN ON SAID PLAT OF SURVEY) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTIONS, THENCE SOUTH 89 DEGREES 35 MINUTES 16 SECONDS WEST (INDIANA STATE PLANE BEARING - EAST ZONE) ON AND ALONG THE NORTH LINE OF THE SAID QUARTER SECTION 1178.50 FEET (DEED AND CALCULATED) TO POINT OF BEGINNING SAID POINT BEING THE NORTHWEST CORNER OF DEED BOOK 117 PAGE 362; THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS EAST ALONG THE REMNANTS OF AN OLD WIRE FENCE AS CALLED OUT IN DEED RECORD 117 PAGE 362 986.21 FEET (DEED DISTANCE: 987.94 FEET) TO THE NORTH RIGHT-OF-WAY LINE OF THE ABANDONED CENTRAL INDIANA RAILROAD; THENCE NORTH 89 DEGREES 33 MINUTES 17 SECONDS WEST 1283.58 FEET ON AND ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF COMMON AREA 1 PER INSTR 2010066268 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 05 MINUTES 45 SECONDS WEST 967.00 FEET (DEED DISTANCE: 965.12 FEET) ON AND ALONG THE EAST LINE OF SAID PARCEL TO THE NORTH LINE OF SAID SECTION; THENCE NORTH 89 DEGREES 35 SECONDS 16 SECONDS EAST 1283.90 FEET CALCULATED ON AND ALONG SAID SECTION LINE TO THE POINT OF BEGINNING, CONTAINING 28.77 ACRES MORE OR LESS.

OUTLOT #1

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA, BEING THAT TRACT OF LAND SHOWN ON THE PLAT OF SURVEY CERTIFIED BY TERRY D. WRIGHT, INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR LS # 970013 ON 12/30/20 BY HAMILTON DESIGNS, LLC PROJECT NUMBER 2020-0331 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN AS SHOWN ON SAID PLAT OF SURVEY) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID QUARTER SECTION, THENCE SOUTH 89 DEGREES 35 MINUTES 16 SECONDS WEST (INDIANA STATE PLANE BEARING - EAST ZONE) ON AND ALONG THE NORTH LINE OF THE SAID QUARTER SECTION 2068.12 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 50.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL, THENCE SOUTH 45 DEGREES 24 MINUTES 44 SECONDS EAST 17.76 FEET; THENCE SOUTH 04 DEGREES 49 MINUTES 36 SECONDS EAST 120.45 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 129.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 10.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 44 DEGREES 45 MINUTES 32 SECONDS WEST AND A CHORD DISTANCE OF 14.80; THENCE AN ARC DISTANCE OF 16.43 FEET ALONG SAID CURVE; THENCE SOUTH 89 DEGREES 43 MINUTES 06 SECONDS WEST 408.26 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 46 SECONDS WEST 272.01 FEET TO THE APPARENT RIGHT OF WAY OF STATE ROAD 32; THENCE NORTH 89 DEGREES 35 MINUTES 16 SECONDS EAST ON AND ALONG SAID RIGHT OF WAY LINE 384.23 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL, CONTAINING 2.988 ACRES MORE OR LESS.

OUTLOT #2

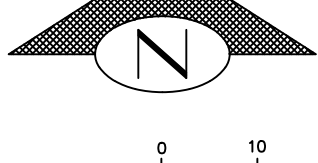
A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA, BEING THAT TRACT OF LAND SHOWN ON THE PLAT OF SURVEY CERTIFIED BY TERRY D. WRIGHT, INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR LS # 970013 ON 12/30/20 BY HAMILTON DESIGNS, LLC PROJECT NUMBER 2020-0331 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN AS SHOWN ON SAID PLAT OF SURVEY) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID QUARTER SECTION, THENCE SOUTH 89 DEGREES 35 MINUTES 16 SECONDS WEST (INDIANA STATE PLANE BEARING - EAST ZONE) ON AND ALONG THE NORTH LINE OF THE SAID QUARTER SECTION 1690.44 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 50.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL, THENCE SOUTH 00 DEGREES 04 MINUTES 31 SECONDS EAST 59.21 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 16 SECONDS WEST 294.47 FEET; THENCE NORTH 45 DEGREES 14 MINUTES 13 SECONDS WEST 14.89 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 129.29 FEET; THENCE NORTH 04 DEGREES 41 MINUTES 59 SECONDS EAST 120.39 FEET; THENCE NORTH 44 DEGREES 35 MINUTES 16 SECONDS EAST 18.64 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 32; THENCE NORTH 89 DEGREES 35 MINUTES 16 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 291.95 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL, CONTAINING 1.891 ACRES MORE OR LESS.

REMAINING PARCEL

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA, BEING THAT TRACT OF LAND SHOWN ON THE PLAT OF SURVEY CERTIFIED BY TERRY D. WRIGHT, INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR LS # 970013 ON 12/30/20 BY HAMILTON DESIGNS, LLC PROJECT NUMBER 2020-0331 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN AS SHOWN ON SAID PLAT OF SURVEY) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID QUARTER SECTION, THENCE SOUTH 89 DEGREES 35 MINUTES 16 SECONDS WEST (INDIANA STATE PLANE BEARING - EAST ZONE) ON AND ALONG THE NORTH LINE OF THE SAID QUARTER SECTION 1178.50 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 31 SECONDS EAST 50.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL, THENCE SOUTH 00 DEGREES 04 MINUTES 31 SECONDS EAST 59.21 FEET TO THE NORTH LINE OF THE FORMER INDIANA CENTRAL RAILROAD; THENCE NORTH 89 DEGREES 33 MINUTES 17 SECONDS WEST ON AND ALONG THE SAID NORTH LINE 1283.58 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 45 SECONDS WEST 644.99 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 06 SECONDS EAST 120.45 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 129.86 FEET; THENCE NORTH 04 DEGREES 45 MINUTES 32 SECONDS WEST AND A CHORD DISTANCE OF 14.80; THENCE AN ARC DISTANCE OF 16.43 FEET ALONG SAID CURVE; THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 129.86 FEET; THENCE NORTH 04 DEGREES 49 MINUTES 36 SECONDS WEST 120.45 FEET; THENCE NORTH 45 DEGREES 14 SECONDS WEST 17.76 FEET TO THE APPARENT SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 32; THENCE NORTH 89 DEGREES 35 MINUTES 16 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 95.73 FEET; THENCE SOUTH 04 DEGREES 41 MINUTES 59 SECONDS WEST 120.39 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 129.29 FEET; THENCE SOUTH 45 DEGREES 14 MINUTES 13 SECONDS EAST 14.89 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 16 SECONDS EAST 294.47 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 272.94 FEET TO THE SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 89 DEGREES 35 MINUTES 16 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 511.97 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL, CONTAINING 22.828 ACRES MORE OR LESS.



(IN FEET)
1 inch = 20 ft.



Know what's below.
Call before you dig.

SURVEYOR'S REPORT:

PURPOSE OF THIS SURVEY: TO PERFORM AN ALTA/TOPOGRAPHIC SURVEY ON 3707 WESTFIELD ROAD, INDIANA.

IN ACCORDANCE WITH TITLE 86S, ARTICLE 1.1, CHAPTER 12, SECTION 1 THROUGH 30 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- VARIANCE IN THE REFERENCE MONUMENTS;
- DISCREPANCIES IN RECORD DESCRIPTION AND PLATS;
- INCONSISTENCIES IN LINE OF OCCUPATION AND;
- ACCEPTABLE RELATIVE POSITIONAL ACCURACY

THIS SURVEY IS A RETRACEMENT SURVEY AS DEFINED IN IAC 86S, ARTICLE 1.1, CHAPTER 12 SECTIONS 6-18.

FINDING OF FACTS:

WITHOUT ADDITIONAL PROOF, THE FACT THAT SURVEYORS ACCEPT A MONUMENT DOES NOT MAKE IT CORRECT. THE MONUMENT MUST HAVE BEEN INITIALLY CORRECT. COMMON REPORT AND REPUTATION EVIDENCE DOES NOT OVERCOME CONTRARY PROOF. THEREFORE, THE LOCATION OF ANY OF THE ABOVE-DISCUSSED MONUMENTS MAY YET BE CONTRADICTED AND OVERCOME BY UNDISCOVERED EVIDENCE. AS A RESULT, ANY PROPERTY BOUNDARY, WHOSE LOCATION IS DEPENDENT ON THESE CORNER MONUMENTS, IS SUBJECT TO UNDISCOVERED EVIDENCE, WHICH MIGHT RESULT IN A DIFFERENT LOCATION FOR THE CORNERS. THIS IS A DIMENSIONAL VALUE TO THE UNCERTAINTY OF THESE CORNERS IS SUBJECTIVE, AND FOR THESE REASONS CITED ABOVE, THE UNCERTAINTY OF THESE CORNERS IS UNKNOWN.

OF THE CORNERS SHOWN ON THIS SURVEY, SOME ARE REFERENCED AS TITLE CORNERS AND OTHERS AS RECORD CORNERS. A RECORD CORNER BEING A MONUMENT IN ITS PROPER LOCATION ACCORDING TO THE RULES OF THE SUBDIVISION OF SECTIONS. A TITLE CORNER IS AN EXISTING MONUMENT ESTABLISHED AND HAVING BEEN ACCEPTED OVER A PERIOD OF TIME AS THE PROPER CORNER. A TITLE CORNER IS SUBJECT TO UNDISCOVERED EVIDENCE.

AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AREA AS FOLLOWS:

THEORY OF LOCATION:

THE EAST LINE OF THE SUBJECT PARCEL WAS DETERMINED BY THE LOCATION OF THE LEAD IN CALL FROM THE NORTHEAST CORNER OF THE QUARTER SECTION AS RECITED IN AN ANCIENT DEED OF RECORD BEING LOCATED IN DEED RECORD 117, PAGE 362 (PARENT DEED OF ALL SUBJECT PARCELS). THIS DEED HAS TWO IMPORTANT CALLS TO DETERMINE THE LOCATION OF THE EAST LINE OF THE OVERALL TRAIL. THE FIRST ONE IS THE LEAD IN CALL OF 71 RODS AND 7 FEET FROM THE SAID NORTHEAST CORNER OF THE QUARTER SECTION. THIS CALL I BELIEVE IS WELL ESTABLISHED IN MY OPINION. THE SECOND CALL IS THE DIRECTION OF THE LINE ITSELF. THE ANCIENT DEED SAYS "RUN THENCE SOUTH ALONG A WIRE FENCE 837 FEET TO THE RIGHT OF WAY LINE OF THE CENTRAL INDIANA RAILROAD COMPANY". A VERY OLD WIRE FENCE WAS FOUND MIDWAY DOWN THE SURVEYED LINE AND IS WITHIN 9.9 FEET OF THE SURVEYED LINE AND IS ON THE LINE AT THE NORTH END AND IS PREDOMINATELY ON THE LINE EXCEPT AT THE SOUTH END WHERE IT FLARES OUT. IN MY OPINION THIS IS THE BEST AVAILABLE EVIDENCE OF THE WRITTEN INTENTION OF THE LOCATION OF THE LINE. THE SOUTH LINE OF THE SUBJECT PARCELS WERE DETERMINED TO BE THE NORTH RIGHT OF WAY LINE OF THE RAILROAD, NOW A WALKING TRAIL. THE LINE WAS DETERMINED FROM THE DEED DIMENSIONS AS A BEST FIT LINE. NO VALUATION COULD BE FOUND ON THE RAILROAD IN THE LOCAL COUNTY RECORDS. THE WEST LINE OF THE WEST SUBJECT PARCEL CALLED OUT TO THE EAST LINE OF INSTRUMENT # 2010050621 AND INSTRUMENT # 2005050530. THIS LINE WAS HELD AND AND IS SHOWN ON A SURVEY COMPLETED BY TERRY D. WRIGHT, INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR LS # 970013 ON 12/30/20 BY HAMILTON DESIGNS, LLC PROJECT NUMBER 2020-0331 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN AS SHOWN ON SAID PLAT OF SURVEY) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DUE TO VARIANCES IN REFERENCE MONUMENTS: